



Deputy Directors:
MICHAEL M. FORMBY
FRANCIS PAUL KEENO
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
AIRPORTS DIVISION
869 Punchbowl Street
Honolulu, Hawaii 96813

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

MODIFICATION NO. 1 TO LEASE NO. DOT-A-06-0016
U.S. FEDERAL AVIATION ADMINISTRATION
KONA INTERNATIONAL AIRPORT AT KEAHOE

HAWAII

On December 08, 2006, under agenda Item M-1, the Land Board authorized the Department of Transportation (DOT) to issue a Master Lease to U.S. Federal Aviation Administration (FAA) for various FAA facilities at Kona International Airport at Keahole.

One of the facilities covered by this Master Lease is a Remote Transmitter Receiver (RTR) facility. The FAA now has a project to improve the grounding at the FAA RTR facility. This project will require a modification of Lease No. DOT-A-06-0016 to increase the land area for the RTR facility.

PURPOSE:

Increase the land area (Space No. 004-102) of the RTR facility from 20,440 square feet to 22,590 square feet as described in Item No. 7 of the List of Facilities dated October 22, 2006, of the Master Lease.

APPLICANT:

U.S. Federal Aviation Administration (FAA)

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes

LOCATION AND AREA:

Increase Space No. 004-102 to 22,590 square feet as shown on Exhibit A and situated at Kona International Airport at Keahole, Kailua-Kona, Hawaii and identified by Tax Map Key: 3rd Division, 7-3-43:

ZONING:

State Land Use District:	Urban
County of Hawaii:	Industrial (MG1a)

LAND TITLE STATUS:

Section 5(b), Hawaii Admissions Act (ceded)
DHHL, 30% entitlement lands: No

CURRENT USE STATUS:

Aeronautical

CHARACTER OF USE:

Navigational Aid

TERM OF LEASE:

For a period not to exceed September 30, 2027

RENTAL:

Gratis for the lease in accordance with the terms of the Grant Assurances from the FAA

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

This project will have a minimal or no significant effect on the environment and is therefore, exempt from the preparation of an environmental assessment under the authority of Chapter 343, HRS, and Section 11-200 HAR. The declaration of exemption is based on exemption of Class #1 on the exemption list for Department of Transportation dated May 22, 2001, that states:

“Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”


REMARKS:

The FAA is requesting to modify Lease No. DOT-A-06-0016, Master Lease, FAA Agreement No. DTFAWP-07-L-00043 to increase the land area needed to improve the grounding at the RTR facility. The DOT is obligated under the Grant Assurances to provide FAA with sites for navigational equipment and facilities at no cost. DOT in the public interest, has no objection to the additional land area required to improve the existing facility. All other terms and conditions of the lease remain unchanged.

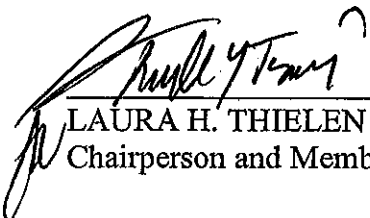
RECOMMENDATION:

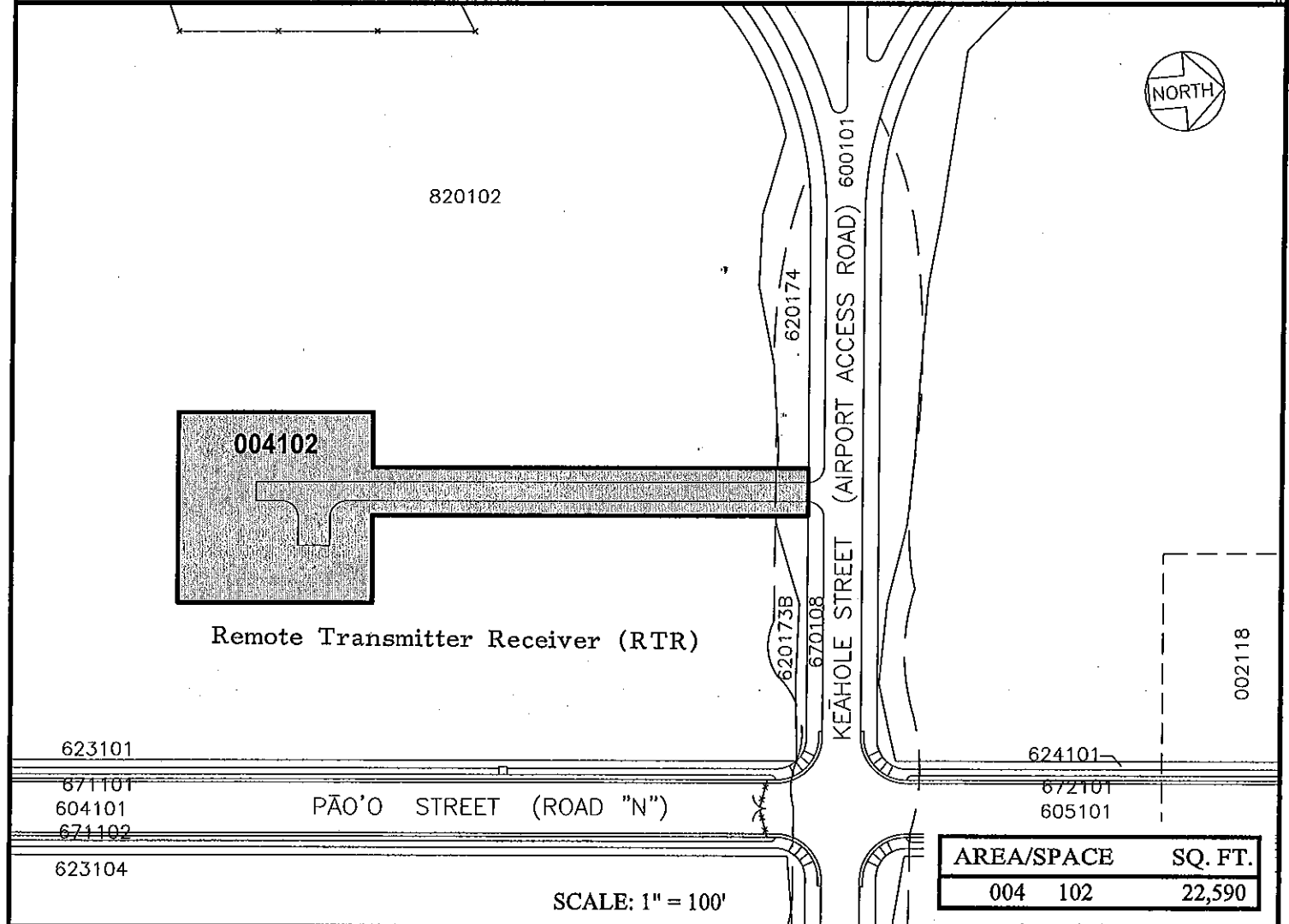
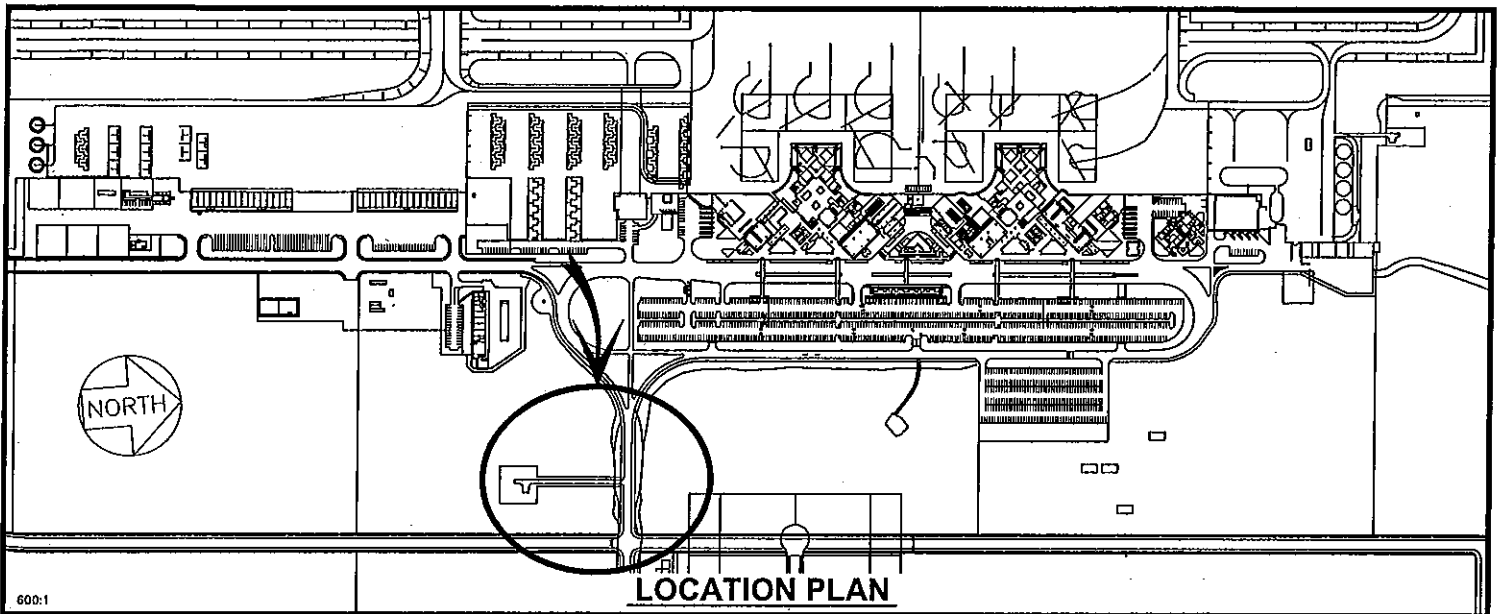
That the Board approves the modification of Lease No. DOT-A-06-00016 for the RTR facility as outlined above, subject to such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,


BARRY FUKUNAGA
Director of Transportation

APPROVED FOR SUBMITTAL:


LAURA H. THIELEN
Chairperson and Member



DATE : NOVEMBER 2007

EXHIBIT: **A**



Airports Division

LOT
GROUND LEVEL

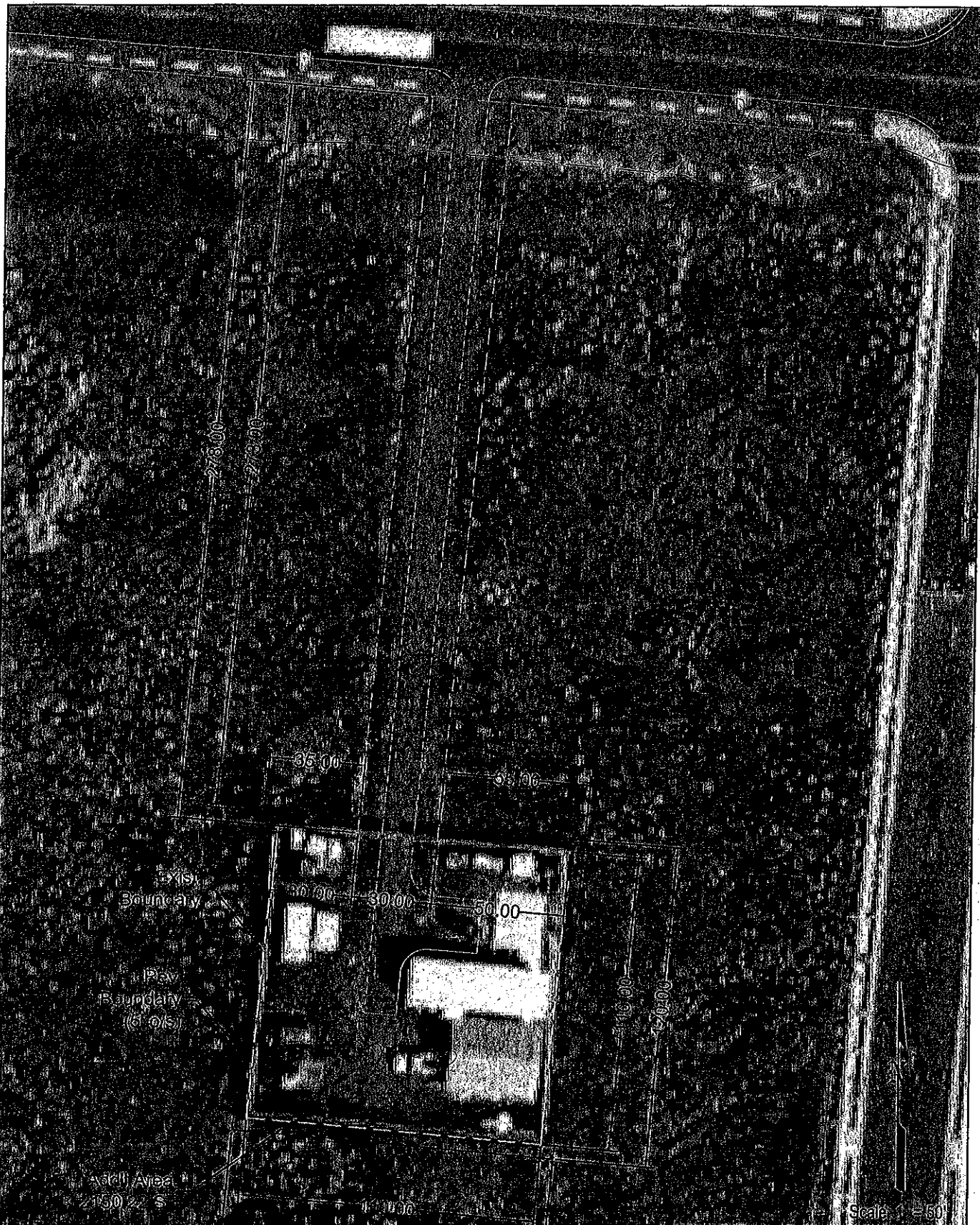
004-102

PLAT 59

KONA INTERNATIONAL AIRPORT AT KEAHOLE

N:\AIRPORTS\KOA_Kona\CAD\PM\koo_004102-01.dwg

d:\drawing files\work drawings\koo\tenant dwgs\faa\koo rtr grounding - property line expansion.dwg



State of Hawaii, Dept of Transportation
Airports Division
Kona International Airport

FAA RTR
Boundary Revision for Grounding

State Proj No: ---

Sheet No.:

Date: 29-Aug-07

1